

OFFERING MEMORANDUM

INDUSTRIAL BUILDING - FOR SALE

7702 & 7704 Maltlage Dr, Bayberry NY 13090

FOR SALE: \$2,200,000



22,122 SF | 2.4 AC | BUILT IN 1996

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OFFERING MEMORANDUM

7702 & 7704 MALTLAGE DR

Bayberry NY 13090

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

7702 & 7704 MALTLAGE DR

Bayberry NY 13090

Located within the established North Syracuse/Liverpool industrial corridor, 7702 & 7704 Maltlage Drive presents a rare opportunity to acquire a flexible multi-tenant industrial/flex asset positioned to benefit from Central New York's accelerating industrial growth. The property consists of three buildings totaling approximately 22,122 square feet across two 1.2-acre parcels, offering a functional mix of office, warehouse, and contractor-oriented flex space with ample yard and outdoor storage capacity.

The property includes a 7,316 SF building at 7702 Maltlage Drive with two suites and an additional 3,100 SF storage/warehouse structure, as well as an 11,706 SF multi-tenant building at 7704 Maltlage Drive currently leased to two tenants. Existing in-place income combined with short-term lease flexibility creates a unique opportunity for owner-users seeking immediate occupancy while maintaining supplemental cash flow, or investors looking to lease remaining vacancy and capitalize on continued market growth.

Strategically located near the Wetzel Road industrial park with convenient access to Interstate 81, Interstate 90, and Route 31, the property is also approximately 5.2 miles from Micron Technology's planned semiconductor manufacturing campus in Clay, positioning the asset to benefit from significant projected demand growth from contractors, suppliers, and industrial users throughout the region.



MARKET OVERVIEW

LIVERPOOL, NY



Liverpool, New York, is a well-positioned suburban community within Onondaga County, just northwest of Syracuse. The area benefits from its proximity to one of Central New York's primary economic hubs, with key industries including healthcare, education, advanced manufacturing, logistics, and technology. Major regional employers such as Upstate Medical University, Lockheed Martin, and Amazon's distribution network contribute to a stable and diversified economic base. Culturally, Liverpool offers a balanced mix of suburban convenience and community-driven amenities. The village sits along the eastern shore of Onondaga Lake and is known for recreational assets like Onondaga Lake Park, which features miles of trails, waterfront access, and year-round events. The broader Syracuse metro provides access to universities, performing arts venues, and a growing food and craft beverage scene, while Liverpool itself maintains a quieter, residential character attractive to families and professionals. From a location standpoint, Liverpool is highly accessible and strategically positioned for regional connectivity. It sits just minutes from downtown Syracuse and benefits from immediate access to Interstate 90 (New York State Thruway) and Interstate 81, two of the most critical transportation corridors in the Northeast. This connectivity supports efficient distribution, commuter access, and regional travel, making Liverpool a practical hub for both residential living and commercial operations.



DEMOGRAPHIC SUMMARY

LIVERPOOL, NY

POPULATION

Liverpool
2,213

State: New York 19.57 Million

MEDIAN AGE

Liverpool
38.7 Years

State: New York 39.2 Years

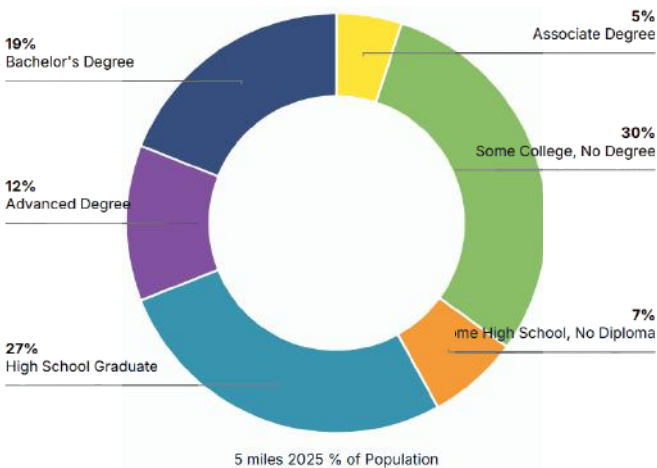
MEDIAN HOUSEHOLD INCOME

Liverpool
\$66,250

State: New York \$79,557

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than New York at large.



2025 STATISTICS

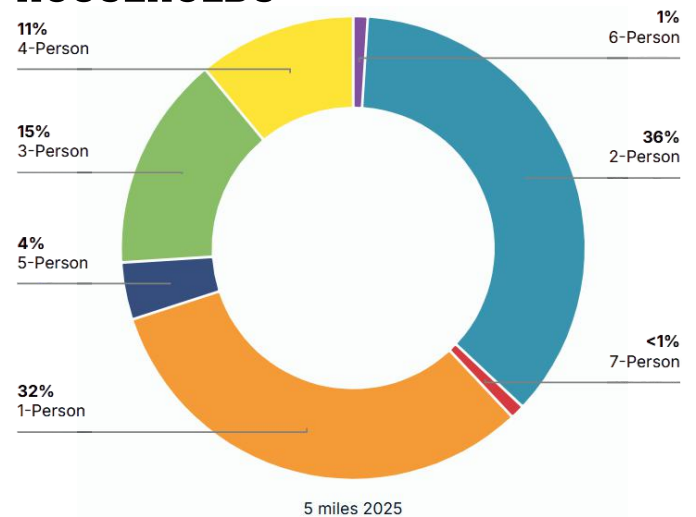
	2 Mile	5 Mile	10 Mile
Population 2025	22,988	104,019	370,206
Total Households	9,686	44,303	151,946
Avg Household Size	2.3	2.3	2.3
Avg Household Income	\$87,594	\$83,416	\$70,644

ECONOMIC INDICATORS

4.0% Liverpool Unemployment Rate

4.1% U.S. Unemployment Rate

HOUSEHOLDS



Liverpool
1,030

State: New York 7.64 Million



Average Household Size



LOCATION OVERVIEW



HIGHWAY ACCESS

- **I-90 (New York State Thruway)** – Major east-west interstate located just north of Liverpool; connects directly to Buffalo (west) and Albany/Boston (east), serving as a primary freight and commuter corridor across New York State.
- **I-81** – Key north-south interstate running through nearby Syracuse; links the Canadian border to Pennsylvania and the broader Mid-Atlantic, providing critical regional and interstate connectivity.
- **NY-481** – Limited-access highway east of Liverpool offering a direct route between I-81 and I-90; serves as a bypass for Syracuse and improves access to northern suburbs and industrial areas.
- **NY-370** (Second Street / Electronics Parkway) – Primary local arterial running through Liverpool and the Bayberry area; provides direct access to commercial corridors, retail centers, and nearby employment hubs.
- **NY-57** – North-south route west of Liverpool connecting the village to Baldwinsville and southern Syracuse suburbs; supports local commuter traffic and neighborhood access.



AIRPORT PROXIMITY

- **Syracuse Hancock International Airport (SYR)**: Located approximately 6 miles northeast of Liverpool, this is the primary airport serving Central New York. SYR offers a full range of domestic flights through major carriers and provides convenient access for both business and leisure travel. Its close proximity makes it a significant advantage for regional connectivity.
- **Ithaca Tompkins International Airport (ITH)**: Situated about 55 miles south of Liverpool, this regional airport offers limited commercial service with connections to major hubs. While smaller than SYR, it provides an additional option for regional travel.
- **Greater Rochester International Airport (ROC)**: Located roughly 85 miles west of Liverpool, ROC serves as a secondary commercial airport for the region, offering a broader selection of flights and carriers. It is accessible via I-90 and is often used for additional scheduling flexibility or competitive pricing.

SITE OVERVIEW

SITE

Property Type:	Industrial
Parcel #s:	312489-087-000-0001-056-000-0000 312489-087-000-0001-011-001-0000
Year Built:	1996 & 1999
Total SF:	22,122 SF Total 7702 Maltlage Dr: 7,316 SF 7704 Maltlage Dr: 11,706 SF
Acres:	2.4
Buildings:	3
Roll Up Doors:	7702 Maltlage Dr: (3) 9'x12', (1) 10'x11' 7704 Maltlage Dr: (3) 9'x12'

PROPERTY TAXES 2025

Property Taxes (Annual)	\$21,336
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INPLACE TENANT INCOME

TENANTS ARE RESPONSIBLE FOR ALL OPERATING EXPENSES EXCEPT PROPERTY TAXES

7702 MALTLAGE DR

PARTIALLY LEASED

Suite A: Leased through 2027 - \$3,500/MO

- 2,457 SF Warehouse/Light Industrial Space
- 1,859 SF Office Space
- 12' Clear Height
- (1) 9'x12' Roll-up Door

Suite B: Vacant

- 3,000 SF Warehouse/Light Industrial Space
- 10.5' Clear Height
- (2) 9'x12' Roll-up Doors

Warehouse: Vacant

- 3,100 SF Warehouse/Light Industrial Space
- 11.3' Clear Height
- (1) 10'x11' Roll-up Door

Yard Space: Vacant

- 0.3-0.4 AC of industrial outdoor storage/yard space

7704 MALTLAGE DR

FULLY LEASED

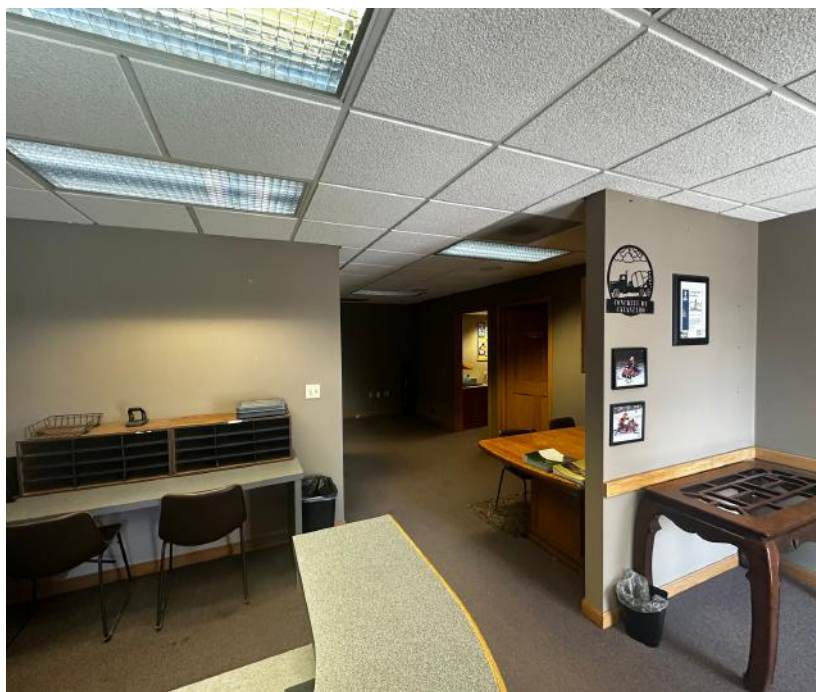
Suite A: Leased through 2029 - \$3,060/MO

- (2) 9'x12' Roll-up Doors
- 2% annual increases

Suite B: Month-to-Month Tenant - \$2,500/MO

- (1) 9'x12' Roll-up Door







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